112.0	0003	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	607,100 / 607,100
					USE VALUE:	607,100 / 607,100
					ASSESSED:	607,100 / 607,100

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		REED ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DOHERTY JAMES F/TRUSTEE
Owner 2:	50 REED ST REALTY TRUST
Owner 3:	
Street 1:	1122 MASS AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	DIETZ EUGENIA /TRUSTEE -
Owner 2:	EUGENIA DIETZ TRUST -
Street 1:	50 REED STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 19,803 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1920, having primarily Vinyl Exterior and Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	19803.000		3,700	603,400	607,100
Total Card	0.455		3,700	603,400	607,100
Total Parcel	0.455		3,700	603,400	607,100

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 71148
GIS Ref:
GIS Ref:
Insp Date: 06/28/17

!8685!

PREVIOUS ASSESSMENT

Parcel ID: 112.0-0003-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV		3700	19,803.	603,400	607,100	607,100	Year End Roll	12/18/2019
2019	101	FV		3700	19,803.	594,800	598,500	598,500	Year End Roll	1/3/2019
2018	101	FV		3700	19,803.	456,800	460,500	460,500	Year End Roll	12/20/2017
2017	101	FV		3700	19,803.	431,000	434,700	434,700	Year End Roll	1/3/2017
2016	101	FV		3700	19,803.	396,500	400,200	400,200	Year End	1/4/2016
2015	101	FV	161,200	3700	19,803.	370,600	535,500	535,500	Year End Roll	12/11/2014
2014	101	FV	161,200	3700	19,803.	341,300	506,200	506,200	Year End Roll	12/16/2013
2013	101	FV	161,200	3700	19,803.	341,300	506,200	506,200		12/13/2012

PRINT

Date	Time
12/10/20	23:13:57

LAST REV

Date	Time
06/06/18	09:59:11

danam

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 8685

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIETZ EUGENIA	1426-90		11/14/2012	Mult Lots	400,000	No	No		Land in Arl & Lex M Eugenia Dietz dod 3/26/2007
DIETZ PETER E	42755-178		5/11/2004	Family	100	No	No		
	1063-195		11/1/1989		99	No	No		A

USER DEFINED

Prior Id # 1:	71148
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/4/2017	1303	New Buil	462,000	C				
5/22/2015	548	Demoliti	10,000					
12/18/1996	652	Manual	6,000					SIDING/REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
6/6/2018	Permit Visit	DGM	D Mann
6/28/2017	Inspected	DGM	D Mann
6/4/2015	Permit Insp	PC	PHIL C
3/3/2009	Measured	189	PATRIOT
11/10/2000	Hearing Chag	189	PATRIOT
11/6/2000	Hearing N/C		
2/7/2000	Meas/Inspect	264	PATRIOT
1/1/1982		MS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		19803		Sq. Ft.	Site		0	70.	0.44	6			Ledge	-15					603,385						603,400	

Total AC/HA: 0.45461 | Total SF/SM: 19803 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 603,385 | Spl Credit | Total: 603,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	9 - Crawl Space		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:	DM - Demo	100	%
Override:			%
	Total:	100	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.00000000
Const Adj.:	0.98990101
Adj $ / SQ:	128.687
Other Features:	49750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	49750
Depreciation:	49750
Depreciated Total:	0

COMMENTS

FPL NON FUNC SCUTTLE HOLE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	1	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	128.69
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area:		Total:	
Size Ad		Gross Are	FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 112.0-0003-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	14X8	A	AV	1970	0.00	T	39.2	101						
3	Garage	D	Y	1	12X20	A	AV	1930	25.42	T	40	101			3,700			3,700
2	Frame Shed	D	Y	1	8X10	A	AV	1995	0.00	T	19.2	101						

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700